

March 18, 2008

County of San Diego  
Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, CA 92123

Lakeside Fire Protection District  
12365 Parkside Street  
Lakeside, CA 92040

SUBJECT: FIRE PROTECTION PLAN – LETTER REPORT FOR THE  
ANTONIO MINOR SUBDIVISION; TPM 24030; APN: 397-060-81

This Fire Protection Plan (FPP) – Letter Report is being submitted as an evaluation, pursuant to Article 86 of the California Fire Code, of the adverse environmental effects that a proposed project may have from wildland fire and mitigation of those impacts to ensure that the above referenced project does not unnecessarily expose people or structures to a significant risk of loss, injury or death involving wildland fires.

### **PROJECT DESCRIPTION**

The proposed project is a minor subdivision and residential development of 1.40 gross acres, APN 397-060-81, into three parcels. The site contains both developed and undeveloped land. The project is located on the western side of Los Coches Road in the Community of Lakeside. The three proposed parcels have gross sizes ranging from 0.33 to 0.67 acres. Access will be provided by Los Coches Road to each parcel. The project will be supplied water by connecting into the public water system. Offsite improvements will occur for grading and paving the driveways connecting with Los Coches Road. No offsite fire clearing is proposed.

### **ENVIRONMENTAL SETTING**

- 1) **Location:** The project is located on Los Coches Road in the Community of Lakeside. The project site is a small area of both developed and undeveloped land located within an area of residential development – single family residences occur immediately to the west and Los Coches Road to the west (Figure 1 - Aerial).
- 2) **Topography:** The project parcel is located in a flat area adjacent to Los Coches Road and Los Coches Creek. Steeper terrain occurs offsite to the east and west (~500' to 1000' offsite), uphill in both directions.
- 3) **Site Access:** The project will take access off Los Coches Road to the west. The road is in excellent condition and the project residents may exit north or south on Los Coches Road or East on Ha Hana Road.

# **FIRE MARSHAL**

Lakeside Fire Protection District  
12365 Parkside St  
Lakeside, California 92040  
(619) 390-2350

## **APPROVED**

Date 3-20-08

By J. Charles Wilson  
Fire Marshal

OBTAIN FIRE AGENCY APPROVAL  
PRIOR TO THE FOLLOWING INSPECTION

Underground Plumbing \_\_\_\_\_

Frame \_\_\_\_\_

Final \_\_\_\_\_

Other \_\_\_\_\_

It is unlawful to make any changes or alterations on this set of

plans after official review.

- 4) **Flammable Vegetation:** The entire site will be developed. Vegetation to the west is developed while non-native grassland and coastal sage scrub exists to the south and east (beyond Los Coches Road). Species observed in the coastal sage scrub include California buckwheat (*Eriogonum fasciculatum*), broom baccharis (*Baccharis sarothroides*), coastal sagebrush (*Artemisia californica*), and white sage (*Salvia apiana*). This habitat is relatively open due to disturbance. Species observed in the non-native grassland habitat include black mustard (*Brassica nigra*), a weedy annual, and other species such as horehound (*Marrubium vulgare*), thistle (*Centaurea* sp.), and foxtail chess (*Bromus madritensis* ssp. *rubens*). The non-native grassland onsite is likely to have been disced regularly due to the dominance of black mustard. When modeled, coastal sage scrub general produces around 30 foot flame lengths while disced non-native grassland would likely average less than 15 foot flame lengths.
- 5) **Climate:** The project site is located within the transitional climate zone. It is located in area that receives an average of 13 inches of rainfall annually. (Climates of San Diego County, Agricultural Relationships, University of California, Agricultural Extension Service, and U.S. Weather Bureau.) This climate zone typically receives rain between October and March followed by hot dry summers.

## **PROJECT EXPOSURE TO WILDLAND FIRES**

### **1. Water Supply**

The project is located within the Lakeside Water District. A copy of the water services availability form is attached to this letter. One fire hydrant, with a required fire flow of 2,500 gallons per minute at 20 p.s.i., shall be installed in accordance with the appropriate Water District, Lakeside Fire Protection District and San Diego County Standards. The fire hydrant shall be located on the west side of Los Coches Road near the center point of Lot #2. Blue reflective pavement markers shall be installed on the pavement to indicate the location of the hydrant.

### **2. Fire Access Roads**

#### **Location:**

*Each Lot will take access directly off of Los Coches Road.*

#### **Deadends:**

On-site driveways are all under 150 feet in length.

Width:

The driveways serving each Lot are a minimum of 16' improved all-weather surface suitable for travel by 50,000 lb. fire apparatus.

Grade:

The driveway grades do not exceed 10 percent for each Lot.

Surface:

The driveways will be paved with asphaltic concrete.

3. Building Construction:

All structures shall comply with the enhanced ignition resistive construction requirements of the County Building Code.

4. Fire Protection Systems:

All habitable structures and attached garages shall have residential fire sprinklers per County Consolidated Fire Code requirements. Residential fire sprinklers systems are required for interior protection of all structures in accordance with the specifications of the national Fire Protection Association Pamphlet #13D, to the satisfaction of the Lakeside Fire Protection District.

5. Defensible Space:

Within the proposed project, 100 feet (or to property lines or boundary lines of the proposed project site, whichever is closer) of fire clearing of natural vegetative fuels shall be required around all structures and shall be maintained in perpetuity. **Due to the home location in Parcel 1 (10' from property boundary), a 6-foot high Concrete Masonry Unit (CMU) or similar type construction wall must be placed along the southern and eastern property lines of proposed Parcel 1 to provide adequate mitigation from a potential fire hazard.**

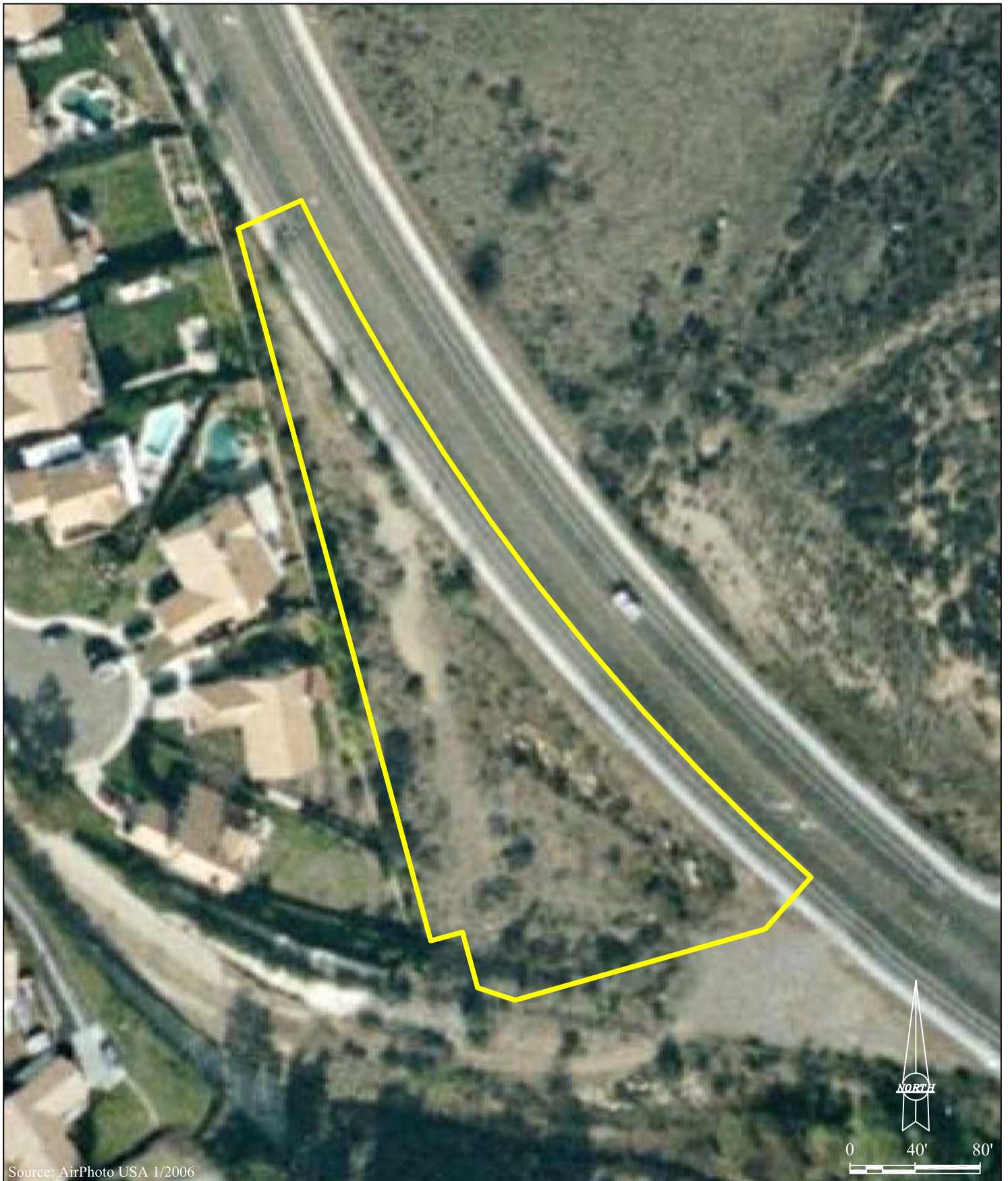
6. Vegetation Management:

Onsite landscaping will be maintained in a fire safe manner in conformance with Lakeside Fire Protection District requirements by the property owners. Failure to maintain vegetation onsite in compliance with fire codes subjects owners to potential fines and forced abatement by the Fire District or the County, with charges, including administrative costs and penalties, lien against the property.

7. Fire Behavior Computer Modeling:

Computer Fire Behavior Model is not required for this project per County Fire Marshal.

	3/18/2008	ANGEL PADO ANTONIO	OWNER
Prepared By (Signature)	Date	Printed Name	Title



Aerial  
Antonio Project - TPM 21030

Figure 1